

# Essex 60935

ZIP code · IL · Illinois · Kankakee County · Essex

BUYER'S MARKET

**\$361K**

MEDIAN SALE PRICE

**-52.5%**

1-YR CHANGE

**21**

SALES (12 MO)

**\$280K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



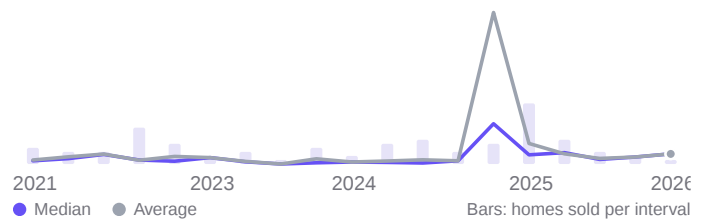
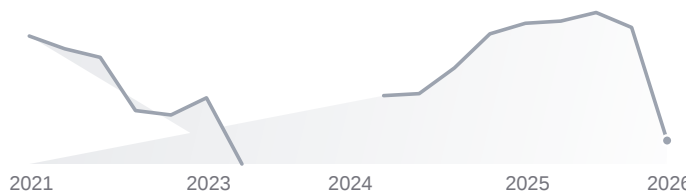
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$343K · Average \$343K

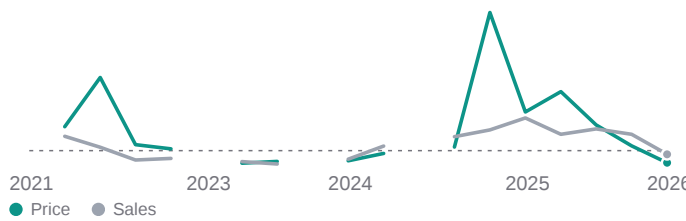


Growth (year over year)

Price -52.5% · Sales -16.0%

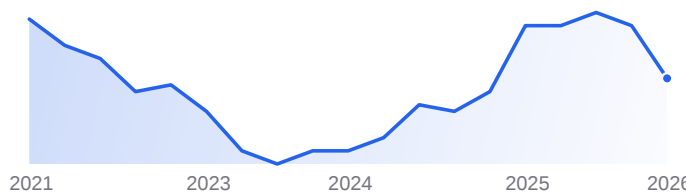
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

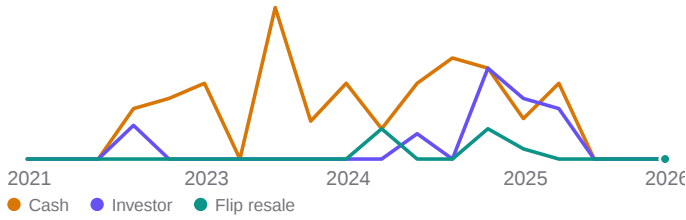
4.7%



## BUYERS & OUTCOMES

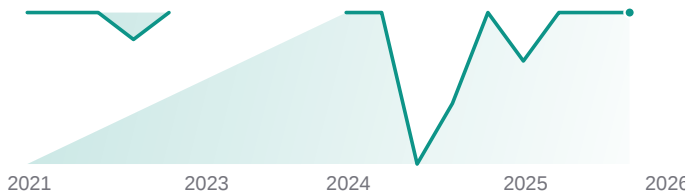
### Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



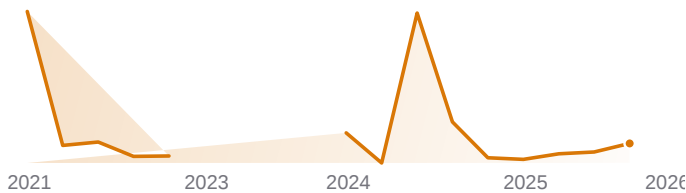
### Sellers who sold at a gain

100%

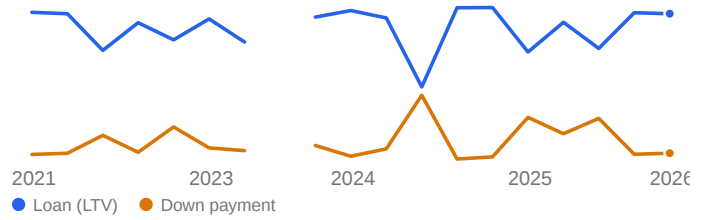


### Median annualized return at resale

+10.2%

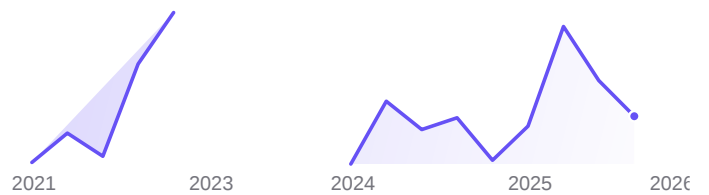


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



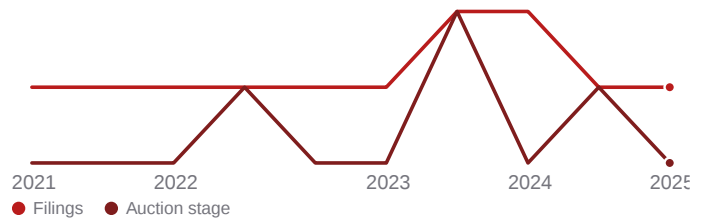
### Typical hold before selling

5.8 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 451    |
| Median value (AVM) | \$280K |
| Single family      | 82%    |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 52%     |
| Underwater (LTV 125% or more) | 2.2%    |
| Owner occupied                | 85%     |
| Company owned                 | 19%     |
| Median loan-to-value          | 48%     |
| Typical ownership tenure      | 8.8 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 761      |
| Density                          | 42 / mi² |
| Median household income          | \$98K    |
| Average household income         | \$126K   |
| Crime index (US avg 100)         | 110      |
| Air pollution index (US avg 100) | 76       |
| Earthquake index (US avg 100)    | 41       |
| Homes occupied                   | 85%      |
| Bachelor's or higher             | 9%       |
| Poverty rate                     | 5.0%     |
| Unemployment                     | 1.3%     |
| Average temp                     | 50°F     |
| Annual precip                    | 38 in    |
| Sunshine                         | 54%      |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.